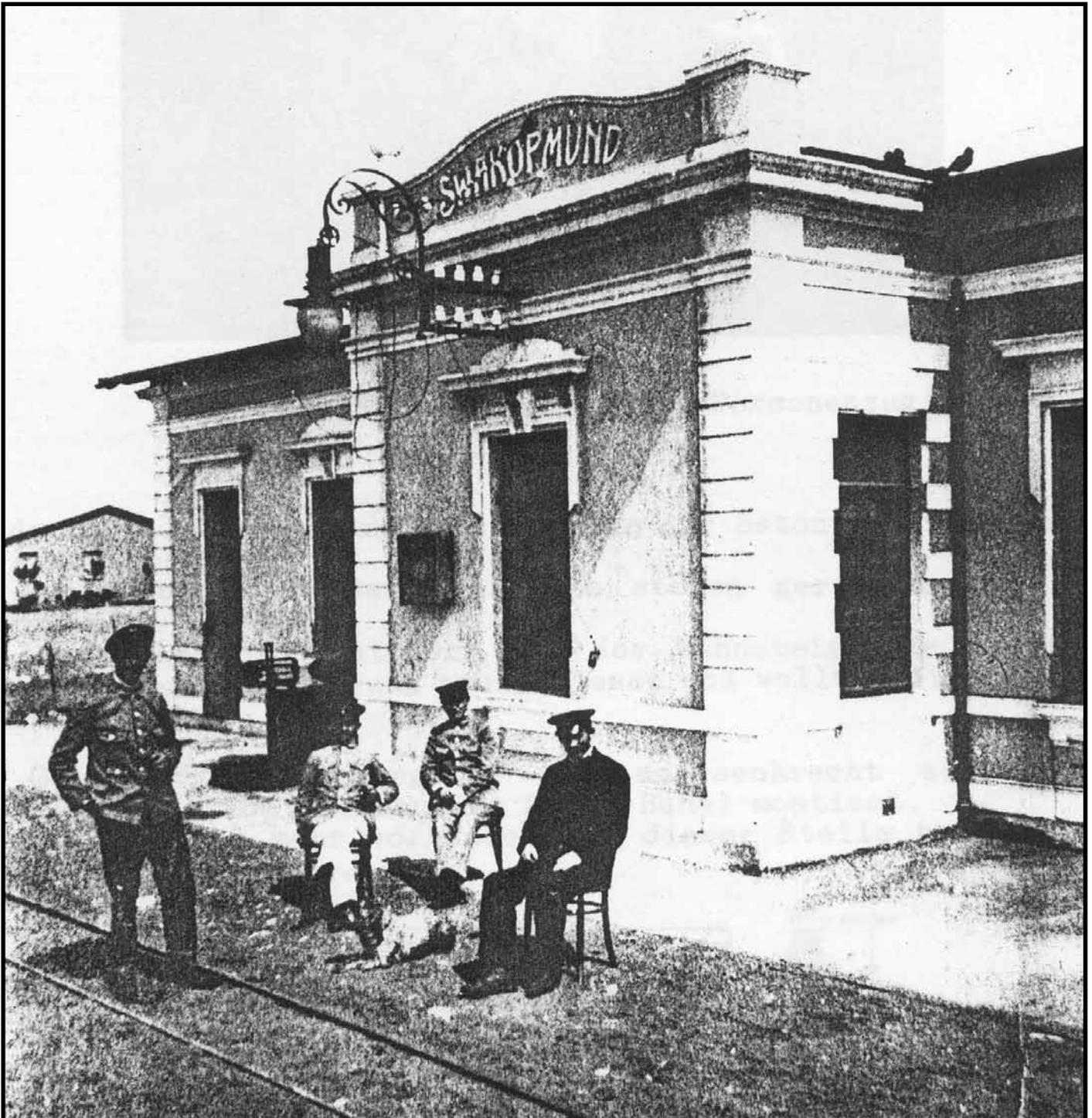


Proposed Renovations to the Otavi Bahn Railway Terminal and OMEG Haus Buildings For the Scientific Society of Swakopmund



Applicant: Scientific Society of Swakpomund

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Addendum A:	Architect's Drawings
Addendum B:	Architect's Schedule of Repairs
Addendum C:	Heritage Grading of existing buildings

Introduction

We propose the restoration of the Otavi Bahn and OMEG Haus in Swakopmund. These are two buildings of historical significance, found in the heart of Swakopmund. Not only do they signify the great heritage of our town, they also provide the accommodation for organisations that presently serve our community. These buildings are utilised and are of great importance, not only to the Scientific Society that cares for them, but to the town as a whole. But years of daily wear and tear have taken its toll on these buildings and the time has come to take action. It is of the utmost importance that we maintain these two historical gems and restore them to their former glory.



above
The Otavi Bahn building as it is today



Above
OMEG haus as it is today. The floors and roof need a lot of attention

Left
the rail network of early Swakopmund

Description and history of the buildings

OMEG HAUS:

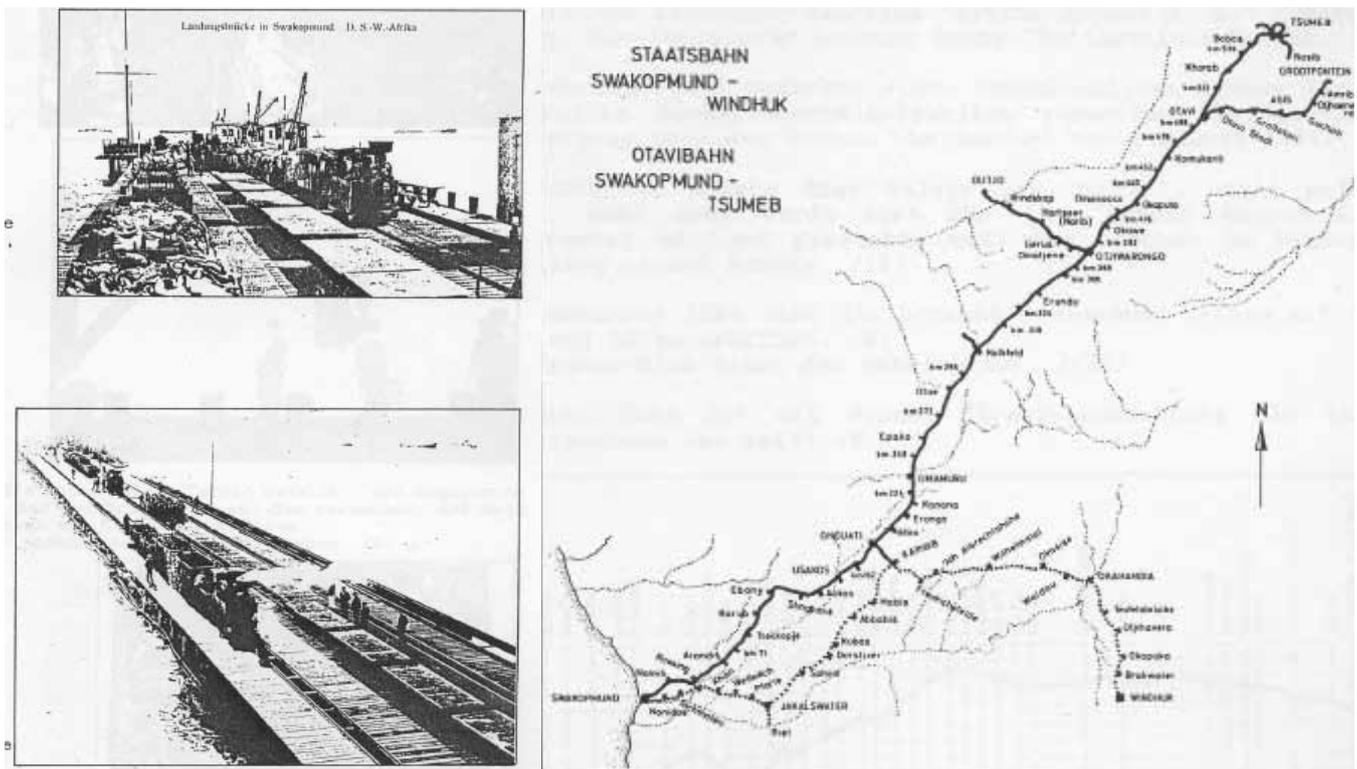
The OMEG Haus building was originally built as a goods storage facility by the *Otavi Minen und Eisenbahn Gesellschaft* (OMEG) at the Otavi Bahn rail terminal in Swakopmund. From an architectural point of view it is a charming little building due to its simplicity and neat lines. The roof shape, construction and roof tiles are typically German and in keeping with most of the other structures built in Swakopmund during the period of German colonial rule in Namibia in the early 20th century. OMEG Haus is the last relic symbolising the existence and history of the so called “Otavi bahn” mine railway line, the function of which was to transport Copper Ore from Tsumeb to the port at Swakopmund. The railway line to Tsumeb was completed in 1906 at a total cost of 20 million Marks.

Since it's decommissioning in 1910, OMEG Haus has been used as a residential building and has been renovated twice, in 1971 and again in 1993. Built in 1911 under the architect Arno Ziegler, OMEG Haus was proclaimed a National Monument in 1975. It has a Heritage rating of Class C with a score of 47 on the NIA Index.

OTAVI BAHN TERMINAL BUILDING:

The Art Nouveau style railway terminal was officially taken into use in 1907 and was the coastal terminal of the OMEG railway line. Not only did it handle all transport of copper ore destined for Germany and America, but it also handled all the imported goods, which the mine at Tsumeb required - from mining equipment to building material, clothing, foodstuff etc. Passenger transport was also a priority. 22 000 passengers and 60 000 tons of goods were handled by the OMEG railway line in 1908 alone. With the advent of WWI the station building was converted into staff accommodation by the South African Rail Service. The economic importance of the railway and the formative influence it has had on the early development of the country cannot be underestimated as it attracted investment and progress during these early years.

The Otavi Bahn terminal building was proclaimed a National Monument in 2006. The station building remains one of the last well preserved relics of an era and should be protected.



above
The Otavi Bahn Railway terminating on the jetty at Swakopmund

above
The Otavi Bahn connected the far north of the colony to the ocean

The Scientific Society of Swakopmund has, as owner of the property, always looked after the buildings and has already had the buildings renovated twice in the past: once in 1975 and again in 1993. The Scientific Society is committed to the protection and attentive management of this piece of cultural heritage.

We believe that, by working together with the goal of restoring these landmarks, we can greatly extend the life of these buildings so that future generations may enjoy them too.

Current condition of buildings:

The buildings are in a state of disrepair, and as with all buildings, constant maintenance is required to extend the lifespan of this important cultural landmark.

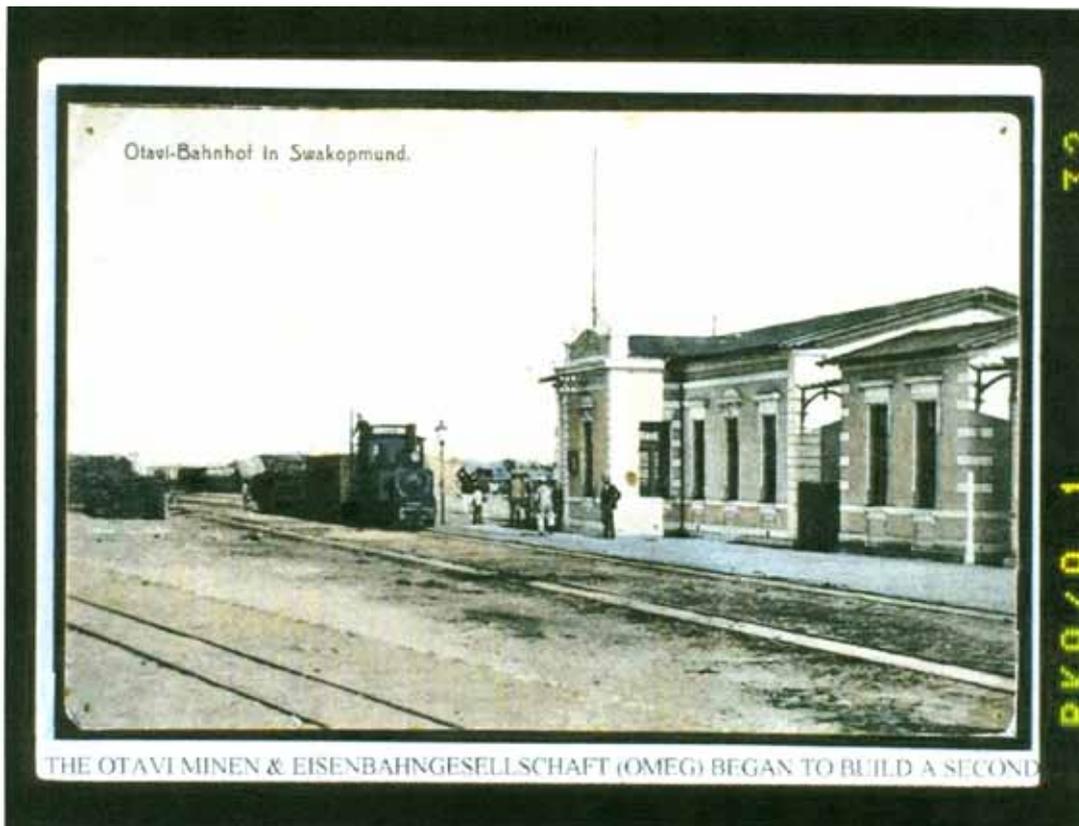
Synopsis of proposed renovations:

In order to preserve the physical condition of these cultural significant buildings we propose a threefold approach to the renovations, namely:

- **Repair all existing damage due to normal aging / wear and tear:**
Repairs and maintenance are required to all elements walls, floors ceilings, Roofs
- **Restore the building to its original layout:**
Throughout the years the buildings have been repurposed and altered. Some door openings were moved or closed up and we propose restoring these to their former positions. The changes that the building has gone through over time have been well documented in photographic archives and we can refer to this record for guidance during renovations.
- **Adapt the buildings to modern day requirements:**
In order to stay financially viable and culturally alive old buildings need to facilitate modern day functions. The buildings will be re-wired, fitted with a security system, modern lighting and new sanitary fixtures are to be installed and aluminium security gates will add security.

Addendum B1 & B2 (39 pages): The Architect's Schedule of Renovation, with the detailed audit on the current condition of the architecture and proposed remedies, is available on request.

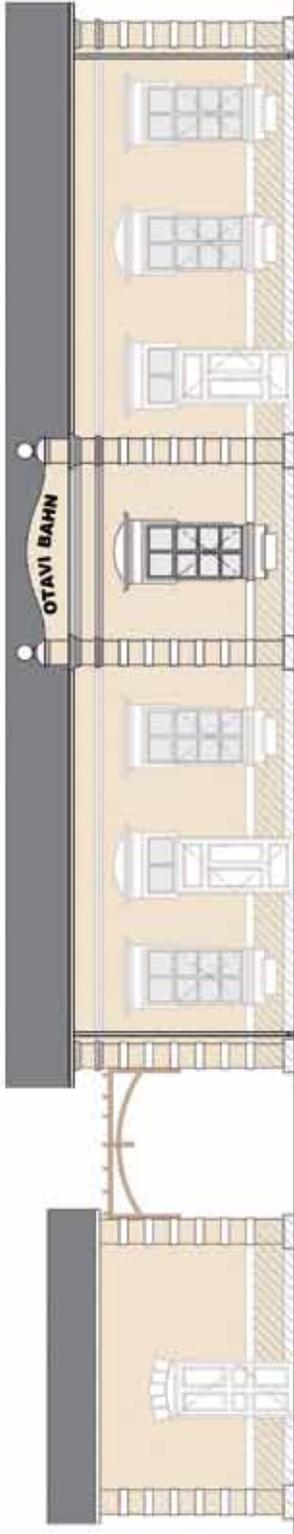
Proposed Colour Scheme



above

Otavi-Bahnhof Swakopmund. Foto/Verlag Carl Schulte, Swakopmund. Seriennummer 28
PKA_A1_032 Postcard - Provided by Scientific Society Swakopmund

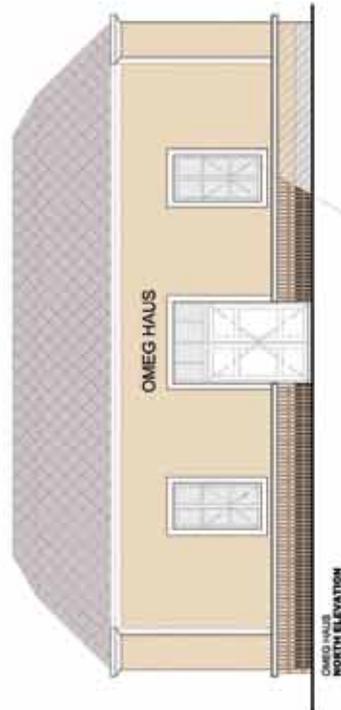
We propose repainting the buildings in a colour scheme true to its original finish, as seen in the photo/postcard above, provided as reference by the Scientific Society Swakopmund.



OTAVI BAHN & TOILET BLOCK
NORTH ELEVATION

PROPOSED COLOUR SCHEME CODES:

- WALLS:** PLASCON WALL & ALL "PORCELAIN" CODE: WAA4
- RUSTICATION/MOULDINGS:** PLASCON WALL & ALL "WHITE" CODE: WAA1
- ROOF SURFACE:** OTAVI BAHN & TOILET BLOCK: ABE INDEX FIDIA MS "CHARCOAL"
- OMEG HAUS: PERA COOLROOF "LIGHT GREY" CODE: DC-97
- TIMBER PERGOLA:** XYLADECOR PALISANDER TIMBER VARNISH



OMEG HAUS
NORTH ELEVATION

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Project Title
**OTAVI BAHN SWAKOPMUND
RENOVATIONS
TO BUILDINGS FOR THE SWAKOPMUND SCIENTIFIC SOCIETY**

Drawing Title
**PROPOSED COLOUR SCHEME
OTAVI BAHN AND OMEG HAUS
BUILDINGS**

Drawn: LS
Scale: 1:100

Date: 7 JUL 2014
Project No: 1210
Drawing No: W-302
A3